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GENERAL PLAN AMENDMENT (GPA) 06-012

Environmental Log: 90-19-002F

Amendment to the Otay Ranch General Development Plan (GDP)/Subregional Plan (SRP) Volume 2 and Resource Management Plan (RMP) Phases 1 & 2

Pursuant to Government Code Section 65352 (b), the following general plan amendment information is provided for a 45-day public review and comment period beginning August 17, 2007 and ending on **October 1, 2007**. Please contact the Project Manager, Dahvia Lynch, for additional information regarding public hearing schedules related to this action. Contact information for Ms. Lynch can be found at the end of this notice.

PROJECT DESCRIPTION

The 23,000-acre Otay Ranch project is located in southwestern San Diego County, with a portion of the project located in the City of Chula Vista, and a portion in unincorporated San Diego County (see map on page 2, Figure 1). The Otay Ranch General Development Plan (GDP)/Subregional Plan (SRP) was adopted by the County of San Diego Board of Supervisors and the City of Chula Vista City Council on October 28, 1993. In addition to the GDP/SRP, a number of other associated documents have been approved by both jurisdictions in order to implement the development the Otay Ranch project. These associated documents include, but are not limited to, the Resource Management Plan (RMP) (Document No. 759221) Phase 1, Mitigation Monitoring Program, Village Phasing Plan, Facility Implementation Plans, and the Service/Revenue Plan. RMP Phase 2 was adopted by the City of Chula Vista City Council in June 1996. However, the County of San Diego Board of Supervisors only adopted the Conveyance Plan and Financing Plan portions of the document.

The proposed action would amend Volume 2 of the Otay Ranch GDP/SRP (Appendix A) and the RMP Phase 2 (Appendix B), by amending Section II.B (Preserve Conveyance Plan). The following amendments are proposed:

- 1) Elimination of the RMP Preserve Conveyance Schedule to allow Villages Two, Three and all subsequent villages to convey any Otay Ranch Preserve lands within the previously delineated Initial Conveyance Area or Remainder of Conveyance Area in satisfaction of each village's conveyance obligation; and

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- A detailed map of San Diego County, California, showing major roads, cities, and the location of the Project Site. The map includes the following features:
- Geographic Features:** The Pacific Ocean is shown along the western coast. The USA Borderline with Mexico is indicated at the bottom.
 - Cities and Towns:** San Diego, Imperial Beach, Chula Vista, National City, La Mesa, Santee, Poway, Escondido, Vista, Fallbrook, Warner Springs, Julian, Ramona, Alpine, and Del Mar are labeled.
 - Lakes and Reservoirs:** Lake Hodges, Lake Winkford, Lake Hemet, Sutherland, San Vicente Lake, El Capitan Lake, Loveland Reservoir, and Burnett Lake are marked.
 - Roads:** Major roads are shown with route numbers (e.g., 5, 16, 52, 54, 56, 67, 78, 94, 96, 125, 163, 905).
 - Project Site:** A specific area is highlighted and labeled "PROJECT SITE" with a box, located near the intersection of major roads in the southeastern part of the county.
 - Scale and Orientation:** A north arrow and a scale bar (0 to 10 miles) are provided in the bottom left corner.

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BACKGROUND

In late 1993, the City of Chula Vista and the County of San Diego jointly reviewed and approved the Programmatic Environmental Impact Report (EIR) and numerous project plans, including the RMP. Since that time, the project has changed ownership from one primary owner to more than ten separate organizations or individuals. The original conveyance plan for the Otay Ranch project directed that the first phased conveyances to the preserve would be those habitats identified as the "habitats of highest value" and those considered most vulnerable to development disturbance. The first proposed amendment resolves conveyance procedural problems associated with the fragmentation of Otay Ranch ownership and acknowledges that the lands considered "habitats of highest value" ("key resource areas") now includes a great deal of the land remaining within the entire Otay Ranch Preserve.

The specific land to be conveyed from within the designated Preserve will be determined on a case-by-case basis as a component of each development project. The overall size of the preserve and the lands ultimately to be conveyed will not change as a result of this amendment. In addition, no adverse environmental impacts are projected to occur to the original "key resource areas" awaiting conveyance. Until these Preserve-designated lands are conveyed to the Preserve Owner Manager, "existing conditions (uses) will not be allowed to negatively impact the sensitive resources in the Preserve" (Otay Ranch GDP/SRP Part II, Chapter 10, Section B, Policy 8, Resource Preserve- Interim Land Uses, p. 384). It is the responsibility of the land owner to ensure the Natural and Cultural Resources within these properties are protected from degradation.

The second proposed amendment reflects the adjustments made to Otay Ranch development patterns resulting from the County MSCP Subregional Plan negotiations. In 1995, an agreement was made between the Wildlife Agencies and the original master property owner coordinating development of Otay Ranch, The Baldwin Company. Among other things, this agreement contained written support of the Wildlife Agencies, US Fish and Wildlife Service and California Department of Fish and Game, for removal of the Coastal Sage Scrub Restoration Requirement of the RMP. This letter was incorporated into the County of San Diego MSCP Subarea Plan. The proposed action will remove this requirement from the RMP for consistency with the MSCP Subarea Plan.

Environmental impacts of these changes were analyzed in the MSCP EIR/Environmental Impact Statement (EIS), January 1997. However, as stated above, these changes have not yet been deleted from the RMP requirements. This action proposes to remove these requirements from the RMP to be consistent with the information presented and analyzed in the MSCP Subregional Plan and EIR/ EIS.

PLAN ISSUES

The action does not consist of any physical development or land use changes and does not propose any infrastructure or activities that would have a foreseeable impact on the environment.

ENVIRONMENTAL DOCUMENTATION

Environmental impacts of the proposed Coastal Sage Scrub Restoration Requirement change were analyzed in the MSCP EIR/EIS, dated August 1996 (Draft) and January 1997 (Final). A final Environmental Impact Report (EIR) for the Otay Ranch GDP was certified by the County of San Diego and the City of Chula Vista on October 28, 1993.

This existing environmental document was utilized under Section 15162 of CEQA to determine that this action and the proposed Conveyance Plan Elimination will have no foreseeable environmental impact.

OTHER DOCUMENTATION

Other documentation associated with the Otay Ranch Preserve, including the full text of the MSCP Subregional Plan, the Otay Ranch GDP/SRP, and the Otay Ranch RMP Phases 1 and 2, may be found online at: <http://www.sdcounty.ca.gov/mscp/or.html>

APPENDICES

The Proposed General Plan Amendment, including the following appendices, may be found online at: <http://www.sdcounty.ca.gov/mscp/or.html>

- A) Proposed changes to the Otay Ranch General Development Plan (GDP) (strikeout/ underline document text)
- B) Proposed changes to the Otay Ranch Resource Management Plan (RMP), Phase I (strikeout/ underline document text)
- C) Proposed changes to the Otay Ranch Resource Management Plan (RMP), Phase II, Section II.B (strikeout/ underline document text)
- D) 1995 Agreement with the Wildlife Agencies ("Baldwin Agreement")

For additional information or to provide written comments, please contact:

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